



FACT SHEET

Brownfield Cleanup Program

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Site Name: PolyChrome Manufacturing Site (Polychrome East)

DEC Site #: C360098

Address: 80-94 Alexander Street

Yonkers, Westchester County, New York 10701

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to **Polychrome Manufacturing Site (Polychrome East)**, Alexander Street, City of Yonkers, Westchester County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed and funded by Alex I East, LLC and Avalon Yonkers Sun Sites, LLC with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicants may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C360098>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **February 21, 2018** through **April 6, 2018**. The draft Remedial Action Work Plan (RAWP) containing the proposed site remedy and the Draft Remedial Investigation Report are available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The proposed remedy consists of:

- The removal and closure of underground petroleum storage tanks (USTs) and any light non-aqueous phase liquids (LNAPL) contaminated soil and groundwater associated with their removal;
- The excavation of on-site source areas for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals along with dense non-aqueous phase liquids (DNAPL) excavated to the extent practicable and In-Situ (in-place) Stabilization (ISS) Treatment below to native till (approximately 4,000 cubic yards of impacted soils and waste);

- LNAPL and DNAPL collection;
- Installation of a site cover to allow for restricted residential use;
- The biological breakdown of contaminants in soil and groundwater will be enhanced by placement of agents in the subsurface that stimulate aerobic biological activity; and
- Installation of sub-slab depressurization system(s) to mitigate soil vapor contamination for any future on-site buildings.

In addition, an environmental easement will be placed on the property that limits groundwater use, calls for the development of a Site Management Plan and requires Periodic Review of the controls that will be in place. The detailed plans and specifications for the remedy are presented in the RAWP which is available in the document repositories.

Summary of the Investigation

A remedial investigation (RI) was conducted at the site, which included the collection of soil, soil vapor, and groundwater samples obtained from soil borings, soil vapor probes, and shallow, intermediate and deep groundwater monitoring wells.

The RI Report documents the findings of VOCs, SVOCs, and metals in the site soil and fill material at levels exceeding restricted residential use soil cleanup objectives (SCOs). Groundwater contains VOCs, SVOCs and metals above applicable standards and guidance values.

DNAPL was observed above the native fill materials of the Hudson River at opposite sides of the site. The DNAPL impacts may or may not be from an off-site source.

Soil vapor samples collected from beneath the site contained elevated concentrations (i.e., above the action levels requiring mitigation) of five of the six compounds identified in the New York State Department of Health (NYSDOH) Vapor Intrusion Guidance. These elevated concentrations are mainly along the northern and eastern parts of the site.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RAWP and ultimately issue a final Decision Document. NYSDOH must also concur with the remedy. The final RAWP (with revisions if necessary) and the Decision Document will be made available to the public. The applicants may then design and perform the cleanup action to address the site contamination with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the cleanup of the site.

Background

Location: This Brownfield Cleanup Program (BCP) site is located in an urban area at 80-94 Alexander Street, Yonkers, Westchester County. The site is just off Ashburton Avenue along the Hudson River.

Site Features: The site includes two parcels totaling 2.3 acres in size. Several buildings are located on the site. There are a number of underground storage tanks (USTs) which contained fuel oil and gasoline as well as four above ground storage tanks (ASTs) which contained hazardous substances, including sulfuric acid, and sodium hydroxide.

Zoning/Current Use: The site is zoned industrial, though all buildings located on the site are vacant. The intended use for this site is residential and commercial.

Past Use of the Site: Recent occupants of the site buildings include Stanlou Tobacco, a post office garage and a Penny Savers newspaper distributor. Sun Chemical Corporation, the site owner, originally developed the site as a manufacturing and warehouse facility for lithographic printing. PolyChrome manufactured coated photosensitive aluminum printing plates from at least 1980 to 1994. Prior to PolyChrome, industrial uses date back to 1898 with the site being used by Socony Vacuum Oil and a beer depot, and a petroleum tank farm was also located at the site.

Site Geology/Hydrogeology: Site soils consist of fill materials, sand, gravel and clay.

Groundwater flow is generally toward the northwest. Depth to groundwater at the site varies from approximately 6 to 10 feet below ground surface. The groundwater flow direction is from east to the west towards the Hudson River. The shallow groundwater in the fill and the intermediate groundwater in the Hudson River sediments were observed to be tidally influenced.

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses.

A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

City of Yonkers Public Library
Riverfront Branch
One Larkin Center
Yonkers, New York 10701
Phone: (914) 337-1500

NYSDEC Region 3
21 South Putt Corners Road
New Paltz, NY 12561
Phone: (845) 256-3000

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project Related Questions

Mr. Matthew Hubicki
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
(518) 402-9605
matthew.hubicki@dec.ny.gov

Site-Related Health Questions

Ms. Sarita Wagh
New York State Department of Health
Empire State Plaza Corning Tower, Room
1787 Albany, NY 12237
(518) 402-7860
BEEI@health.ny.gov

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox.

NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.

As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.



